



**WILSON HEAL**

**Little Chalfont Office**  
Nightingales Corner  
Burtons Lane  
Little Chalfont  
Buckinghamshire  
HP7 9PY

Sales | 01494 764200  
Lettings | 01494 549966



**The Hawthorns  
Chalfont St. Giles  
Buckinghamshire  
HP8 4UJ**

Well presented, spacious, detached family house located in a sought after small, select, cul de sac development, just minutes from Little Chalfont village centre, the Main line station and excellent schooling. Built in 1996 this five bedroom property offers attractive gardens, double garage and off road parking for several vehicles.

Five bedrooms \* Three bathrooms \* Downstairs W.C \* Three receptions \* Kitchen \* Utility room \* Large Conservatory \* Double Garage with off road parking \* Attractive front and rear gardens \* Well landscaped front garden with lawned area, herbaceous borders and block paved drive to the side offering access to the detached double garage with light and power \* EPC C \* Council Tax G (£3612.18).

**Guide Price: £1,375,000**

[www.wilsonheal.co.uk](http://www.wilsonheal.co.uk)



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Entrance hall with 'Amtico' wood effect flooring, small understairs storage cupboard, door to W.C with wash hand basin and rear window. Spacious dining room with square bay window and ornate coving. Double glazed doors lead through to the living room with fireplace and coal effect gas fire. Matching ornate coving and French doors to the rear garden, doors to the hall. The kitchen is fully fitted with cream shaker style units and complimentary wood effect work tops. There is a high level double oven, gas hob with extractor over, space for dish washer and American fridge/freezer. Ceramic flooring flows through to the Utility room, with space and plumbing for the washing machine and drier. Wall mounted Gas central heating boiler. An extremely well fitted spacious study has a front aspect.

The delightful conservatory runs the length of the property to the rear and offers access to the garden and to the side of the property.

**First floor:** Approached via a staircase with polished timber rail and turned balustrades, the spacious Landing offers loft access, which is fully boarded, with ladder and light. Airing cupboard with large hot water tank. Window to the front aspect. Master Bedroom with two single walk in wardrobes and ensuite bathroom. Bedroom two has an ensuite shower room. There are three further bedrooms, two double and one single, with built in wardrobes. The spacious family bathroom benefits from a four-piece suite to include a separate shower cubicle.

**Rear garden:** Interesting and attractive garden with several seating areas. A decked area to the side, blocked area to the other side and a covered house shaped Pergola to the centre. Timber sleepers form a retaining wall up to the lawned area with herbaceous borders and a variety of plants and shrubs. Tall mature trees afford screening to the rear. There is access to the garage and side. Benefitting from two large composite storage sheds and one small timber store plus a children's play area comprising of timber built fort with swings and slide. Water tap and outside security lighting.

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All fixtures and fittings mentioned in these particulars are included in the sale. All others are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in working order. Any prospective purchaser must accept that these items may not be in working order and the property is offered for sale on this basis.

**MAKING AN OFFER:** Due to new Money Laundering Regulations, Estate Agents are now obliged to confirm the identity and address of clients. Accordingly should you make an acceptable offer to purchase we will ask you for proof of identity (eg: Passport) and proof of address (eg: utility bill). If there is more than one purchaser then both will have to provide the necessary proof. We have to keep on file copies of the personal documentation you provide. We hope you will understand the need for these checks and we thank you for your anticipated co-operation.



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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental (CO<sub>2</sub>) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



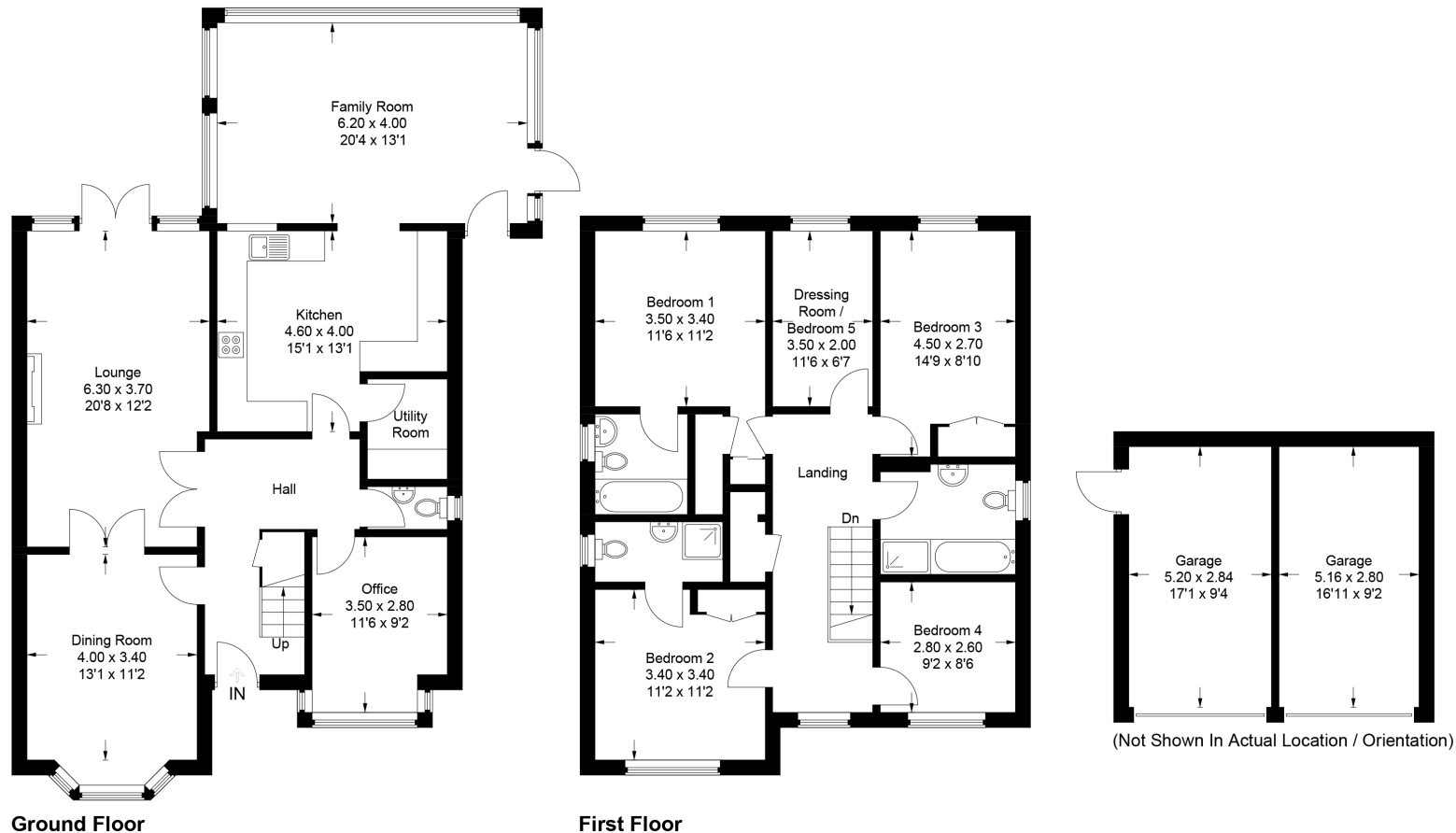


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Approximate Gross Internal Area = 220 sq m / 2,368 sq ft  
(Including Garage)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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